



# Howard Planning and Zoning Minutes



## **MINUTES HOWARD COUNTY PLANNING & ZONING April 16, 2014**

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 16<sup>th</sup> of April, 2014 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:02 P.M. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 7 members present: Daryl Anderson, Ken Kozisek, Jack Reimers, Terry Spilinek, Randy Kauk and Jeff Christensen. Those absent were: Dave Sack and Lauren Scarborough. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Molly Tebo, Zoning Secretary, Willow Holoubek, A-FAN, Steve Martin, Nebraska Department of Agriculture (NDA), Dave Boehle and Tim Scheer.

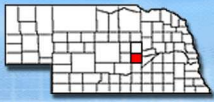
The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Daryl Anderson and seconded by Jack Reimers to approve the minutes of the February 19, 2014 meeting. The motion carried on unanimous voice vote.

Old business: None

At 7:05 P.M. Willow Holoubek, Executive Director, Alliance for the Future of Agriculture in Nebraska (A-FAN) introduced herself and provided information regarding A-FAN and the Livestock Friendly Program. The two main missions of A-FAN is to connect the farmer and rancher with the consumer to eat their food and livestock development. Ms. Holoubek focused her discussion on the importance of animal agriculture in Nebraska. For every \$1.00 of livestock sales, it creates \$.62 in additional final sales for businesses outside of the agricultural industry. Ms. Holoubek stated there are significant opportunities for hog, dairy and poultry expansion and major economic development implications from livestock based value-added activity in Nebraska.

At 7:20 P.M. Steve Martin from the Nebraska Department of Agriculture (NDA), led a discussion on the Livestock Friendly County (LFC) program. The program was created in 2003 by the legislature as a way to generate interest in livestock production and show new (potential) farmers and ranchers that Nebraska is a good place to do business. LB 550 was created to provide a loan fund or grant fund for LFCs to make improvements in an operation; however, there is currently no money available for being a LFC. To apply for the program, the county board passes a resolution stating they want to apply, then the zoning regulations, comprehensive plan and copies of past conditional use permits are sent, along with the application, to the NDA. No changes need to be made to a county's zoning regulations; each county is evaluated as an individual on its own merits.

At 7:32 P.M. Willow Holoubek led the discussion on LB 550. The Bill was re-introduced last year as a way to help communities by providing funds to help counties put in new



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structures and also as an incentive to people to expand or relocate to Nebraska with a 10% tax credit up to \$1.5 million (\$100,000 worth of tax credit). Unfortunately, there wasn't an appropriate amount of funding found so the bill essentially died. They are hopeful there will be enough support for the bill to introduce it again in the next legislative session.

Randy Kauk asked the question if Howard County become a LFC, would the farmer/rancher still have to meet the requirements already established by the Planning & Zoning Commission. The answer was yes.

Ken Kozisek asked if there was a "penalty" for applying and being designated and then deciding at a later time to opt out of the program. The answer was no. There is no fee to apply for the program and there is no fee to opt out of the program. If a county decides to remove themselves from the program, the county board has a public hearing and votes to remove themselves and then sends notification (with a copy of the minutes) to the NDA.

Jack Reimers asked a question regarding Section 008.05 of the LFC program regulations. If the county's setback requirements are different than the NDA's setback requirements, which one has preference? The answer was the county's setback requirements would be followed. A waiver could be requested on the county requirements if both parties (neighbors) agreed. Jack also asked if the waiver process has ever been tested in court and the answer was no. Currently Howard County does not use the waiver in their regulations.

Daryl Anderson asked Mr. Martin how big the annual report is. The report should include copies of conditional use permits (both approved and denied), any changes to the zoning regulations, and any contact information.

Additional discussion on the LFC program was held after Ms. Holoubek and Mr. Martin left the meeting. Cherri will send additional questions to Mr. Martin regarding the program. This item was tabled until the next meeting.

Administrator Klinginsmith led a discussion regarding the Howard County Comprehensive Plan update. The Plan needs to be updated to include the solar and any other energy component by January 15, 2015. Hanna-Keelan developed the last Plan in 2004. Cherri asked the board members if the Comprehensive Plan and the Zoning & Subdivision Regulations need to be updated or just the Comprehensive Plan. The cost to update the entire plan would be \$18,000 (\$12,000 to update the Comprehensive Plan and \$6,000 to update the Zoning & Subdivision Regulations). The Zoning & Subdivision Regulations are kept current and reviewed by the Zoning Board on a regular basis. Cherri also asked the board if they should ask the villages if they want to be included in the Plan. The cost to include the villages would be an extra \$12,500 and the villages would have to pay for their portion of the Plan. The decision was made to not include the villages in the Plan at this time. Cherri also received a quote from Miller & Associates from Kearney, NE. Their quote was \$25,000 to develop the entire plan. The Zoning Board preferred to use Hanna-Keelan. Cherri will be presenting the two options to the Commissioners at their next meeting.



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At 9:02 P.M. a motion was made by Daryl Anderson and seconded by Jack Reimers to adjourn. The motion carried by unanimous voice vote. The next meeting will be scheduled for May 21, 2014.

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Molly Tebo, Secretary